131.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,490,700 / 1,490,700
					USE VALUE:	1,490,700 / 1,490,700
					ASSESSED:	1,490,700 / 1,490,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		RAVINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIKITA RICHARD K
Owner 2:	SHALOO SHARON S
Owner 3:	
Street 1:	8 RAVINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,417 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 3773 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12417.000	772,100	5,300	713,300	1,490,700
Total Card	0.285	772,100	5,300	713,300	1,490,700
Total Parcel	0.285	772,100	5,300	713,300	1,490,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.15 | /Parcel: 395.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84401
GIS Ref:
GIS Ref:
Insp Date: 02/19/09

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	772,100	5300	12,417.	713,300	1,490,700	1,490,700	Year End Roll	12/18/2019
2019	101	FV	565,600	5300	12,417.	752,900	1,323,800	1,323,800	Year End Roll	1/3/2019
2018	101	FV	565,600	5300	12,417.	554,800	1,125,700	1,125,700	Year End Roll	12/20/2017
2017	101	FV	565,600	5300	12,417.	531,000	1,101,900	1,101,900	Year End Roll	1/3/2017
2016	101	FV	565,600	5300	12,417.	491,400	1,062,300	1,062,300	Year End	1/4/2016
2015	101	FV	534,400	5300	12,417.	412,100	951,800	951,800	Year End Roll	12/11/2014
2014	101	FV	534,400	5300	12,417.	402,600	942,300	942,300	Year End Roll	12/16/2013
2013	101	FV	534,400	5300	12,417.	383,600	923,300	923,300		12/13/2012

!10249!

PRINT

Date	Time
12/11/20	00:34:42

LAST REV

Date	Time
09/26/17	08:35:40

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10249

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAURET THIERRY	25877-429		12/7/1995		530,000	No	No		Y

USER DEFINED

Prior Id # 1:	84401
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2017	1010	Alterati	37,800	C				
1/2/2014	2	Manual	3,500	C				
8/22/2011	898	Re-Roof	15,000					& NEW GUTTERS & DO
9/15/2003	875	Renovate	19,000			G6	GR FY06	REPL DOORS & WNDWS
8/20/1996	399	Manual	3,000					DOOR/WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2014	Info Fm Prmt	EMK	Ellen K
2/19/2009	Meas/Inspect	372	PATRIOT
8/8/2005	Fieldrev-Chg	BR	B Rossignol
11/4/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12417		Sq. Ft.	Site		0	90.	0.64	10									713,264						713,300	

Total AC/HA: 0.28506 | Total SF/SM: 12417 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 713,264 | Spl Credit | Total: 713,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.92279810
Const Adj.:	1.00489950
Adj $ / SQ:	120.552
Other Features:	124500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	948547
Depreciation:	176430
Depreciated Total:	772117

COMMENTS

FPL NON-FUNC. OF=XTRA KIT SINK & LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	M
Totals			
1	11	4	

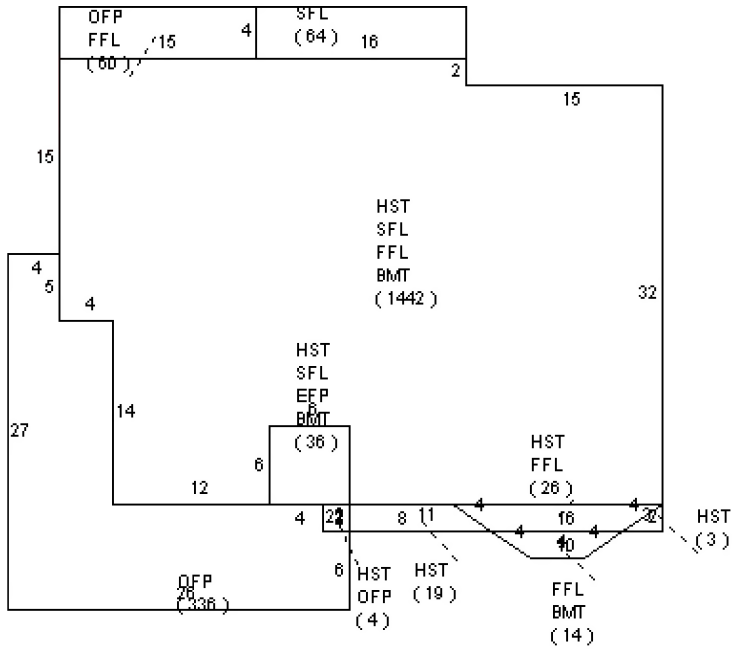
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.01
Special Features:	0	Val/Su Net:	133.65
Final Total:	772100	Val/Su SzAd	200.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,542	120.550	185,890
SFL	Second Floor	1,542	120.550	185,890
BMT	Basement	1,492	36.170	53,959
HST	Half Story	765	115.730	88,533
OFP	Open Porch	400	20.730	8,290
EFP	Enclos Porch	36	72.960	2,626

Net Sketched Area:	5,777			Total:	525,188
Size Ad	3849	Gross Are	6542	FinArea	3773

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	10	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 131.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1910	20.95	T	40	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300